031.0	0002	0018.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,027,500	/	1,027,500
USE VALUE:	1,027,500	/	1,027,500
ASSESSED:	1,027,500	/	1,027,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12	-14	ALLEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ABRAMS WILLIAM J/MARGARET J
Owner 2:	
Owner 3:	
Street 1:	135 POWDER HOUSE BLVD
Street 2:	
Twn/City:	SOMERVILLE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02144 Type:

PREVIOUS OWNER

Owner 1:	MILLS ROBERT J & DOROTHY E -
Owner 2:	-
Street 1:	14 ALLEN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,666 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1921, having primarily Vinyl Exterior and 2628 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4666.000	570,300	9,200	448,000	1,027,500
Total Card	0.107	570,300	9,200	448,000	1,027,500
Total Parcel	0.107	570,300	9,200	448,000	1,027,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 390.98 | /Parcel: 390.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	21577
GIS Ref	
GIS Ref	
Insp Date	10/07/17

!2582!

PREVIOUS ASSESSMENT

Parcel ID: 031.0-0002-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	570,300	9200	4,666.	448,000	1,027,500	1,027,500	Year End Roll	12/18/2019
2019	104	FV	429,500	9300	4,666.	476,000	914,800	914,800	Year End Roll	1/3/2019
2018	104	FV	429,500	9300	4,666.	347,200	786,000	786,000	Year End Roll	12/20/2017
2017	104	FV	404,300	9300	4,666.	302,400	716,000	716,000	Year End Roll	1/3/2017
2016	104	FV	404,300	9300	4,666.	257,600	671,200	671,200	Year End	1/4/2016
2015	104	FV	362,900	9500	4,666.	252,000	624,400	624,400	Year End Roll	12/11/2014
2014	104	FV	362,900	9500	4,666.	207,200	579,600	579,600	Year End Roll	12/16/2013
2013	104	FV	376,600	9500	4,666.	197,100	583,200	583,200		12/13/2012

PRINT

Date	Time
12/10/20	17:58:04

LAST REV

Date	Time
10/30/17	14:38:53
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2582

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MILLS ROBERT J	37687-190		1/15/2003		595,000	No	No		
	12006-203		6/1/1971		43,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/9/2001	460	Alterati	10,000	O				NEW GARAGE ROOF/ST

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2017	MEAS&NOTICE	HS	Hanne S
4/22/2009	Measured	372	PATRIOT
3/13/2003	MLS	HC	Helen Chinal
3/15/2000	Inspected	263	PATRIOT
2/23/2000	Measured	264	PATRIOT
8/10/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	21577
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4666		Sq. Ft.	Site		0	80.	1.20	1									447,985						448,000	

Total AC/HA:	0.10712	Total SF/SM:	4666	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	447,985	Spl Credit		Total:	448,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09948623
Const Adj.:	0.99989998
Adj $ / SQ:	186.894
Other Features:	144500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	700600
Depreciation:	130312
Depreciated Total:	570288

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

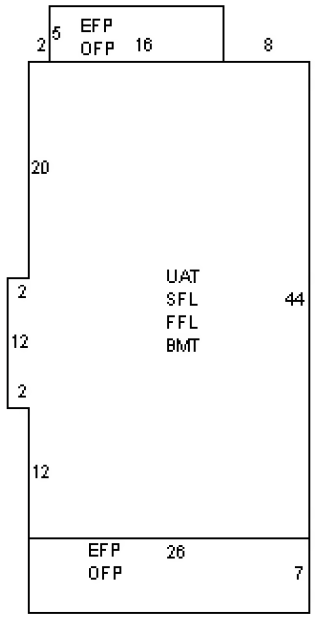
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	186.89
Special Features:	0	Val/Su Net:	132.01
Final Total:	570300	Val/Su SzAd	244.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,168	56.070	65,488
FFL	First Floor	1,168	186.890	218,292
SFL	Second Floor	1,168	186.890	218,292
UAT	Upper Attic	292	130.830	38,201
EFP	Enclos Porch	262	37.610	9,854
OFP	Open Porch	262	22.800	5,972

Net Sketched Area:	4,320			Total:	556,099
Size Ad	2336	Gross Are	5196	FinArea	2628

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 031.0-0002-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X19	G	VG	2001	27.41	T	7.2	104			9,200			9,200

More:	N	Total Yard Items:	9,200	Total Special Featues:	

Total: 9,200